



April 7, 2005

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HUALAPAI/DORRELL

Mr. Joseph Bonifatto  
Hualapai Nevada, Limited Liability Company  
8350 West Sahara Avenue, Suite #290  
Las Vegas, Nevada 89117

RE: SDR-4626 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JANUARY 19, 2005  
Related to ZON-4623 and VAR-5377

Dear Mr. Bonifatto:

The City Council at a regular meeting held January 19, 2005 APPROVED the request FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 19-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 20, 2005. This approval is subject to:

Planning and Development

1. Lot 1 located in the northeast corner of the site shall have a minimum rear yard setback of 35 feet.
2. The applicant shall submit and receive City Council approval of a Waiver of the 220 feet intersection offset distance between this site's proposed entry street and Hualapai Way.
3. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
4. A Rezoning (ZON-4623) to a R-PD3 (Residential Planned Development) Zoning District approved by the City Council.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 12/15/04 and the site plan submitted at the 1/19/05 City Council meeting.

EOT-18952  
02-07-07 CC

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8112-001-1-05  
LV 7009



7. Retaining walls shall be installed pursuant to plans presented on December 16, 2004, except as amended for lot 1, subject to approval of Public Works Department.
8. Lots 1, 2, 4 and 8 as shown on plans date stamped 12/15/04 shall be developed only for single-story homes.
9. The required open space area shall be redesigned and consolidated into a larger usable area.
10. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map.
11. Landscaping and a permanent underground sprinkler system shall be installed as required by Code and shall be permanently maintained in a satisfactory manner.
12. Air conditioning units shall not be mounted on rooftops.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. All City Code requirements and design standards of all City departments must be satisfied.
17. Prior to approval of any final map, developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be



required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

#### Public Works

18. Private streets and private drives shall be common lots that are offered as a public utility easements (P.U.E), City of Las Vegas public sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.
19. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Landscape and maintain all unimproved rights-of-way adjacent to this site.
21. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.
22. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. Site development to comply with all applicable conditions of approval for ZON-4623 and all other subsequent site-related actions.
24. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. Approval of this Site Development Plan does not constitute approval of any deviations.

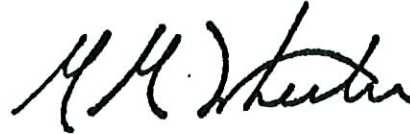
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25. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services

Mr. Paul Wagner  
Nevada Homes Group  
6985 West Sahara Avenue, Suite #201  
Las Vegas, Nevada 89117

Mr. Jeffery Armstrong  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146

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